

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **King County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$63,336,202**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	15		
% of Funds Committed	96.63 %	93.47 %	1	92.07 %	97	88	
% of Funds Disbursed	90.21 %	87.99 %	5	84.14 %	85	80	
Leveraging Ratio for Rental Activities	7.56	6.9	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.79 %	92.67 %	5	81.45 %	75	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.39 %	80.64 %	10	69.74 %	53	42	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.32 %	93.23 %	9	80.97 %	86	73	
% of 0-30% AMI Renters to All Renters***	58.74 %	63.10 %	9	45.50 %	86	75	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.08 %	1	95.55 %	100	100	
Overall Ranking:			In State:	8 / 15	Nationally:	92	85
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,176	\$26,059		\$26,831	1,854 Units	72.20 %	
Homebuyer Unit	\$20,786	\$19,957		\$15,029	204 Units	7.90 %	
Homeowner-Rehab Unit	\$12,375	\$20,618		\$20,806	510 Units	19.90 %	
TBRA Unit	\$0	\$1,793		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$118,288	\$149,715	\$13,747
State:*	\$115,560	\$116,569	\$26,416
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	57.9	65.2	83.5	0.0	Single/Non-Elderly:	20.7	28.4	15.7	0.0
Black/African American:	15.6	13.2	5.9	0.0	Elderly:	20.3	4.4	34.3	0.0
Asian:	5.8	15.7	1.2	0.0	Related/Single Parent:	32.7	32.8	21.6	0.0
American Indian/Alaska Native:	1.0	1.0	1.4	0.0	Related/Two Parent:	19.7	30.4	25.1	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.4	0.0	Other:	6.3	3.9	1.6	0.0
American Indian/Alaska Native and White:	0.1	0.5	0.0	0.0					
Asian and White:	0.2	0.0	0.2	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0					
Other Multi Racial:	1.2	0.5	0.4	0.0					
Asian/Pacific Islander:	1.9	0.0	2.2	0.0					
ETHNICITY:									
Hispanic	15.7	3.9	4.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	36.2	28.4	33.5	0.0	Section 8:	23.1	0.0 [#]		
2 Persons:	25.0	18.6	24.7	0.0	HOME TBRA:	0.0			
3 Persons:	17.2	21.1	10.8	0.0	Other:	4.3			
4 Persons:	12.2	16.7	13.3	0.0	No Assistance:	72.7			
5 Persons:	5.8	8.8	10.4	0.0					
6 Persons:	2.3	2.9	3.5	0.0					
7 Persons:	0.9	2.0	2.2	0.0					
8 or more Persons:	0.4	1.5	1.6	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 92
 (Percentile)

State Rank: 8 / 15 PJs

Overall Rank: 85
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	95.79	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	70.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.47	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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